

To Let



Central location overlooking Cockerton Green
1.5 miles from Darlington Town Centre
First floor office / studio / storage space

Flexible internal space
Car parking to the rear
High footfall area

First floor office or storage

First floor, 32a Cockerton Green, Darlington, DL3 9EU



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Darlington is a historic market town located in County Durham, in the North East of England.

Prominently situated in the heart of Cockerton Green, a distinctive and traditional village green area within Darlington.

It features a central green space surrounded by a mix of period cottages, local shops, and community facilities being well-connected to the wider town via road and public transport.

Description

The property is situated on the first floor within a well-established neighbourhood shopping parade.

The property forms part of a two-storey development, the unit sits above a vibrant mix of independent retailers with consistent footfall from both local residents benefiting from consistent footfall generated by both local residents and passing trade.

The premises are ideally suited for a range of uses including office, retail showroom, studio, or storage (subject to planning).

Internally, the space presents flexible accommodation that can be configured to suit individual business needs.

Externally, the property enjoys a central location overlooking the green, with free on-street parking available directly in front of the parade.

Key Features:

- Prime retail location in Cockerton Green
- High footfall area with established neighbouring businesses
- Suitable for a variety of uses subject to necessary planning permissions
- Car parking to the rear.
- Approx. 1.5 miles from Darlington town centre

Accommodation

Unit	m ²	ft ²
First floor	183	1,969
Kitchen area	4.2	45
TOTAL GIA	187	2,014

Rates

The valuation office website shows a 2023 rateable value of £10,750 per annum for the combined units.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Hambleton District Council on 0300 131 2131.

Terms

The properties are available by way of new full repairing and insuring leases for a term of years to be agreed.

Rental offers invited based on £12,500 per annum.

Energy Performance Certificate

The unit has an energy assessment rating of F(149). A full copy of the EPC is available upon request.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

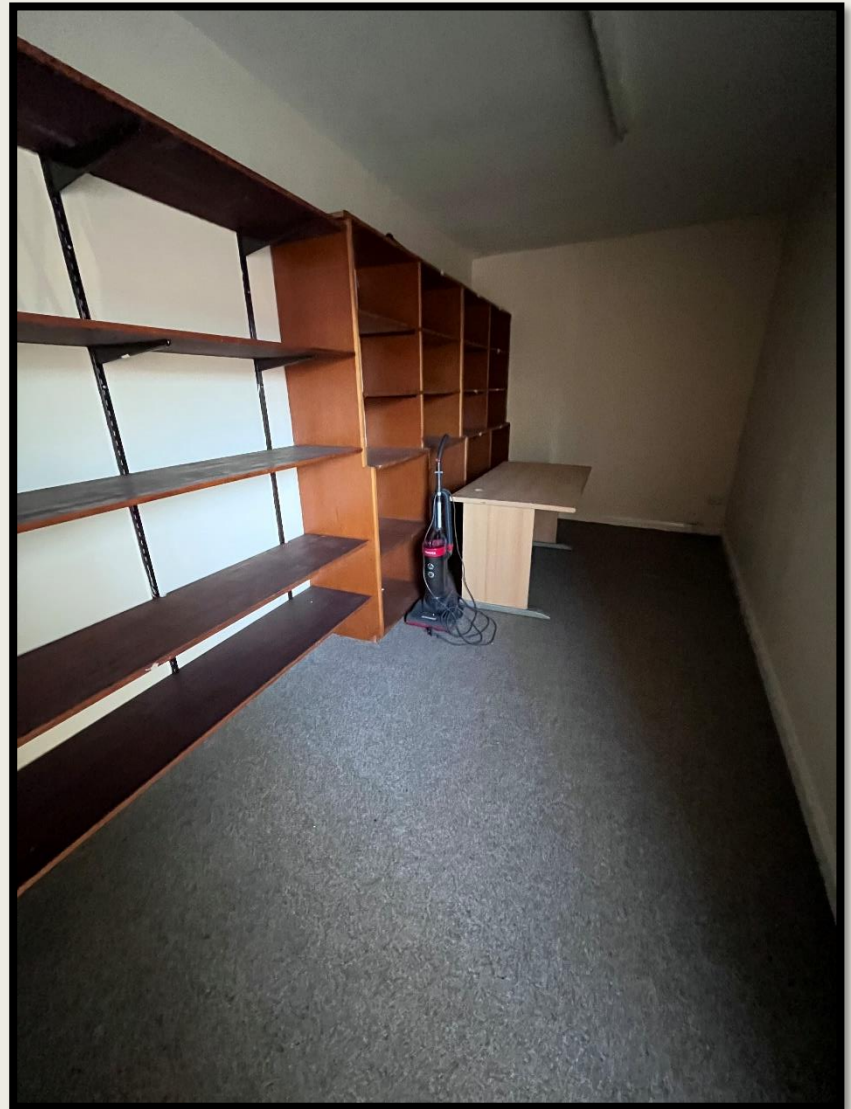
Strictly through the Sole Agents Dodds Brown.

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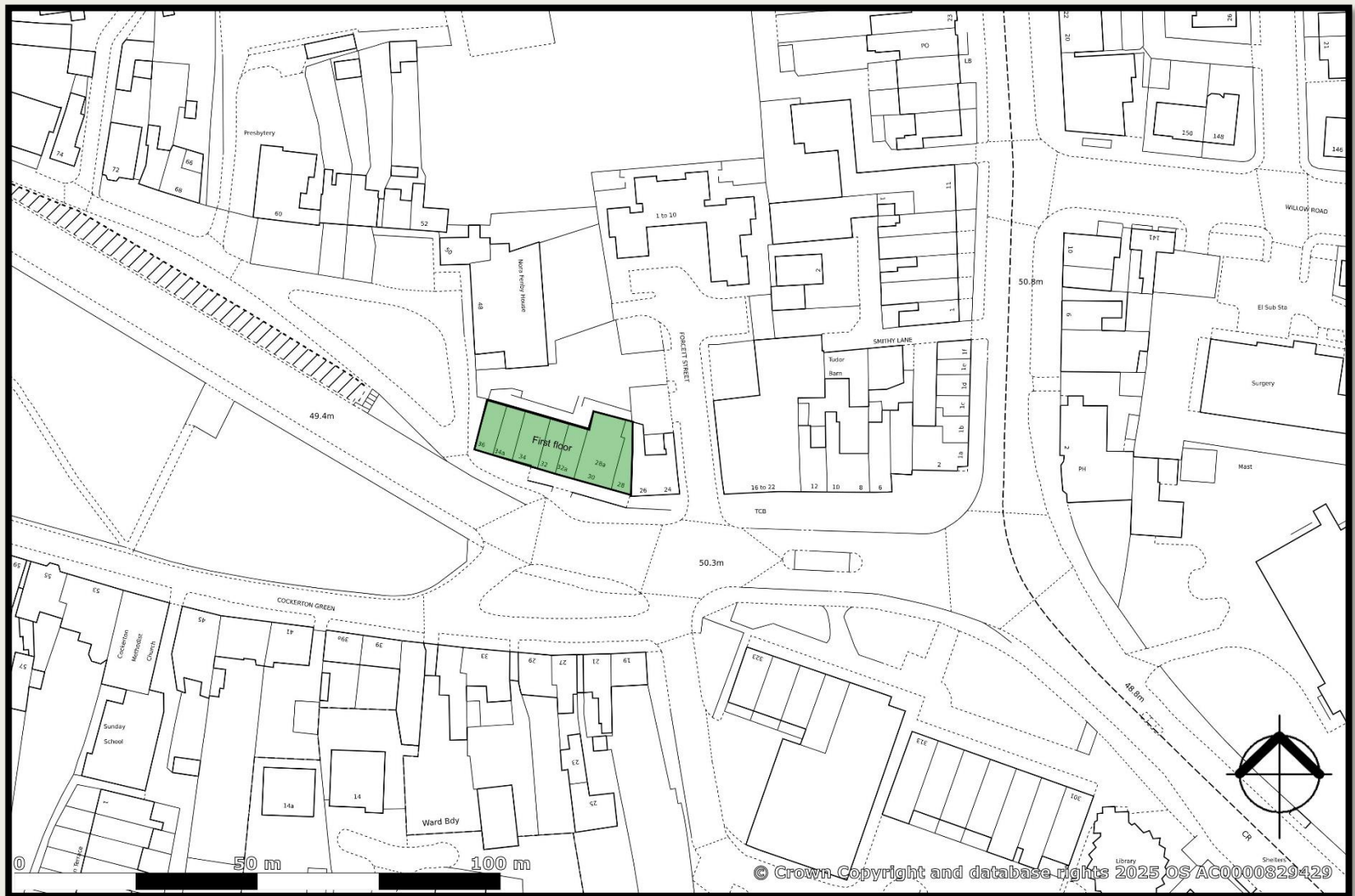
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